

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

5/23/13
Parks and Recreation

SUBJECT:

Authorize additional funding for the Parks and Recreation Department Aquatic Complex Improvements Design-Build Agreement, for the Bartholomew Pool Complex, with Design-Builder CHASCO CONSTRUCTORS, LTD., L.L.P., in the amount of \$990,000 for additional contingency to address unforeseen subsurface conditions and community design concerns for a total contract authorization amount not to exceed \$8,990,000.

CURRENT YEAR IMPACT:

Department:	Parks and Recreation
Project Name:	Bartholomew District Park - Pool Renovation
Fund/Department/Unit:	8603 8607 6430
Funding Source:	2006 GO Bond
Current Appropriation:	5,747,789.00
Unencumbered Balance:	1,502,077.00
Amount of This Action:	(990,000.00)
Remaining Balance:	<u>512,077.00</u>

ANALYSIS / ADDITIONAL INFORMATION: The Austin Parks and Recreation Department (PARD) Aquatic Facilities Improvements Design-Build Project consists of design and construction improvements to Deep Eddy Municipal Pool, Bartholomew Municipal Pool, and West Enfield Neighborhood pool complexes, including bathhouses. The proposed improvements are part of the 2006 Bond Program authorized by Austin voters on November 7, 2006. Deep Eddy Municipal Pool is substantially complete and Bartholomew Municipal Pool is currently under construction. The final guaranteed maximum price proposal for West Enfield is expected after additional capital bonds have been authorized.

Construction for Bartholomew complex improvement began in late September 2012 and soon thereafter, unforeseen concealed site conditions were discovered. A water-bearing soil stratum 8' below grade at the Bartholomew pool site was discovered by representatives of the City and the Design-Builder. This phenomenon would provide sufficient flow to fill a bathtub-size hole below that stratum in approximately 10 minutes. In addition to the recent discovery of undocumented water-related condition, the Contractor has encountered four (4) additional instances of asbestos pipe over the original pipe. Due to the discovery of the undocumented water on site, design changes have been initiated with stakeholder input. The City's third-party Engineer and Chasco, the Design-Builder, are working on solutions and corrective actions.

Council's approval of the additional \$990,000 Owner's Contingency will allow the City to expeditiously negotiate and execute required design and construction changes resulting from the unforeseen concealed site conditions described above. Without this additional funding authority, the work at Bartholomew Municipal Pool cannot move forward and will be in jeopardy of completion. With this approval, construction is expected to start in July and be completed for the 2014 swimming season.